

## **STAFF REPORT**

Meeting Date: May 15, 2002

**PROPOSAL:** LAFCO 02-08 – Oxnard Drainage District No. 2 – Naumann

**PURPOSE:** The proposal includes an annexation of approximately 31.27 acres into the Oxnard Drainage District No. 2 for the purpose of receiving agricultural drainage services.

**PROPONENT:** Oxnard Drainage District No. 2, by resolution

**SIZE:** Approximately 31.27 acres

**LOCATION:** The proposal area is approximately 900 feet east of the intersection of Highway 1 and Etting Road in the unincorporated area of the County, and within the City of Oxnard's Area of Interest.

**ASSESSOR'S  
PARCEL:** 218-0-040-070

**NOTICE:** This matter has been noticed as prescribed by law.

### **RECOMMENDATION:**

Adopt the attached resolution (LAFCO 02-08) making determinations and approving the Oxnard Drainage District No. 2 - Naumann .

### **COMMISSIONERS AND STAFF**

<b>COUNTY</b> Steve Bennett, Chair Kathy Long <i>Alternate:</i> Judy Mikels	<b>CITY</b> Linda Parks John Zaragoza <i>Alternate:</i> Evaristo Barajas	<b>SPECIAL DISTRICT</b> Jack Curtis John Rush <i>Alternate:</i> Dick Richardson	<b>PUBLIC</b> Louis Cunningham, Vice Chair <i>Alternate:</i> Kenneth M. Hess
<b>EXECUTIVE OFFICER</b> Everett Millais	<b>PLANNER III</b> Hollie Brunsky	<b>CLERK</b> Debbie Schubert	<b>LEGAL COUNSEL</b> Noel Klebaum

## **GENERAL ANALYSIS:**

### **1 Land Use:**

#### *A. Site Information*

	<b>Existing</b>	<b>Proposed</b>
<b>Zone District Classification</b>	County: A-E; Agriculture Exclusive	No Change
<b>General Plan Designation-</b>	Agriculture	No Change
<b>Use of Proposal Area</b>	Row Crops – Strawberries	No Change

#### *B. Surrounding Land Uses and Zoning and General Plan Designations*

	<b>Zone District Classification</b>	<b>General Plan Designation</b>	<b>Existing Use</b>
<b>North</b>	County: A-E	Agriculture	Agriculture
<b>South</b>	County: A-E	Agriculture	Agriculture
<b>East</b>	County: A-E	Agriculture	Agriculture
<b>West</b>	County: A-E	Agriculture	Agriculture

#### *C. Topography, Natural Features and Drainage:*

The site is developed with row crops and has been graded for regular agriculture use. There is no significant habitat or natural features on the site.

#### *D. Conformity with Plans*

The proposal area is within the unincorporated area of the County of Ventura. The current use of the site and the proposed annexation is consistent with the County's designation of Agriculture. The proposal is within the Oxnard Drainage District No. 2's sphere of influence.

**2. Impact on Prime Agricultural Land, Open Space and Agriculture:**

The proposal area is considered to be prime agricultural land as defined in Government Code Section 56064. The proposal area is not considered to be open space or in a designated greenbelt area.

The proposal area is designated as agriculture in the County's general plan and is subject to the County's SOAR ordinance. The site is located outside of the CURB boundaries of the City of Oxnard. The proposal area is currently a portion of an island outside the Oxnard Drainage District No. 2.

The only development associated with this annexation request is the installation of a subsurface drainage system by the property owner to improve the agricultural operations. The surrounding area has a history of a high water table. The subsurface drainage system will reduce the subsurface water table at the site for improved agricultural operations. Thus, the proposal for drainage services will have a beneficial, not an adverse, effect on the agricultural site.

**3. Population:**

The proposal area has no residents, thus, the site is considered uninhabited.

**4. Services and Controls – Need, Cost, Adequacy and Availability:**

The proposal area is served by the United Water Conservation District for agricultural water. The County of Ventura is the only other agency providing services to the proposal area.

The Oxnard Drainage District No. 2 was formed in 1926, under the enabling legislation of the Drainage District Act of 1903. The District developed a subsurface and surface drainage system to assist agricultural growers with drainage.

After annexation approval, the property owner will develop a subsurface tile and french drain system that will tie into the existing Oxnard Drainage District No. 2 drainage system located in the subsurface of adjacent parcels.

The property owner will pay all expenses associated with the annexation to the District. After the site is annexed, the property will be subject to annual assessment that is collected through tax payments to cover the property's pro-rata share of the District's expenses.

**5. Boundaries and Lines of Assessment:**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

**6. Assessed Value, Tax Rates and Indebtedness:**

The proposal area is presently within tax rate areas 71008 (\$1.049100). Upon completion of this annexation the area will be assigned to an existing tax rate area 71004 (1.049100). The total assessed value per the 2001-2002 tax roll is \$414,651.

**7. Environmental Impact of the Proposal:**

The Oxnard Drainage District No. 2 is the lead agency for this proposal and the District found the proposal to be categorically exempt under Section 15319 Class 19(b) of the California Environmental Quality Act Guidelines. This exemption exempts annexations of individual small parcels of the minimum size for facilities exempted by Section 15303 of the CEQA Guidelines, New Construction or Conversion of Small Structures. Therefore, the proposal meets the intent of Class 19(b).

**8. Landowner and Annexing Agency Consent:**

The property owner involved in this proposal has given their written consent to annex and the consent is filed with LAFCO. The Oxnard Drainage District No. 2 has requested the waiver of conducting authority proceedings.

**SPECIAL ANALYSIS**

The applicant has requested a fee waiver for proposed annexation. The fee waiver request will be before your Commission prior consideration of this proposal. The attached recommended resolution includes a condition relating to fees (Condition No. 7) to accommodate the anticipated actions of the Commission on the fee waiver request.

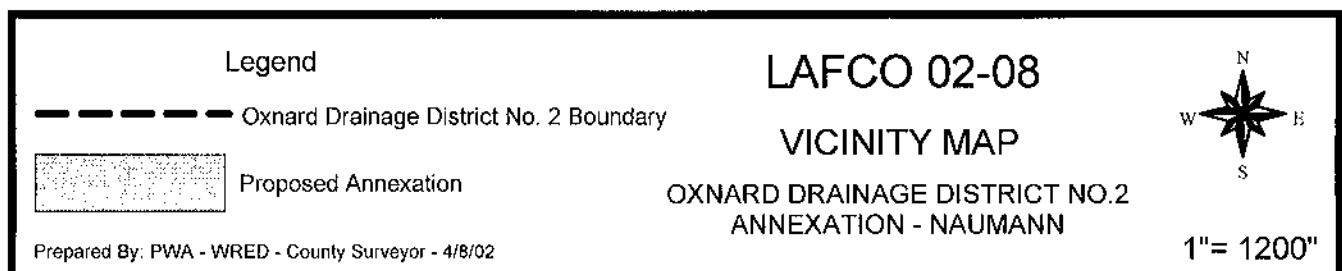
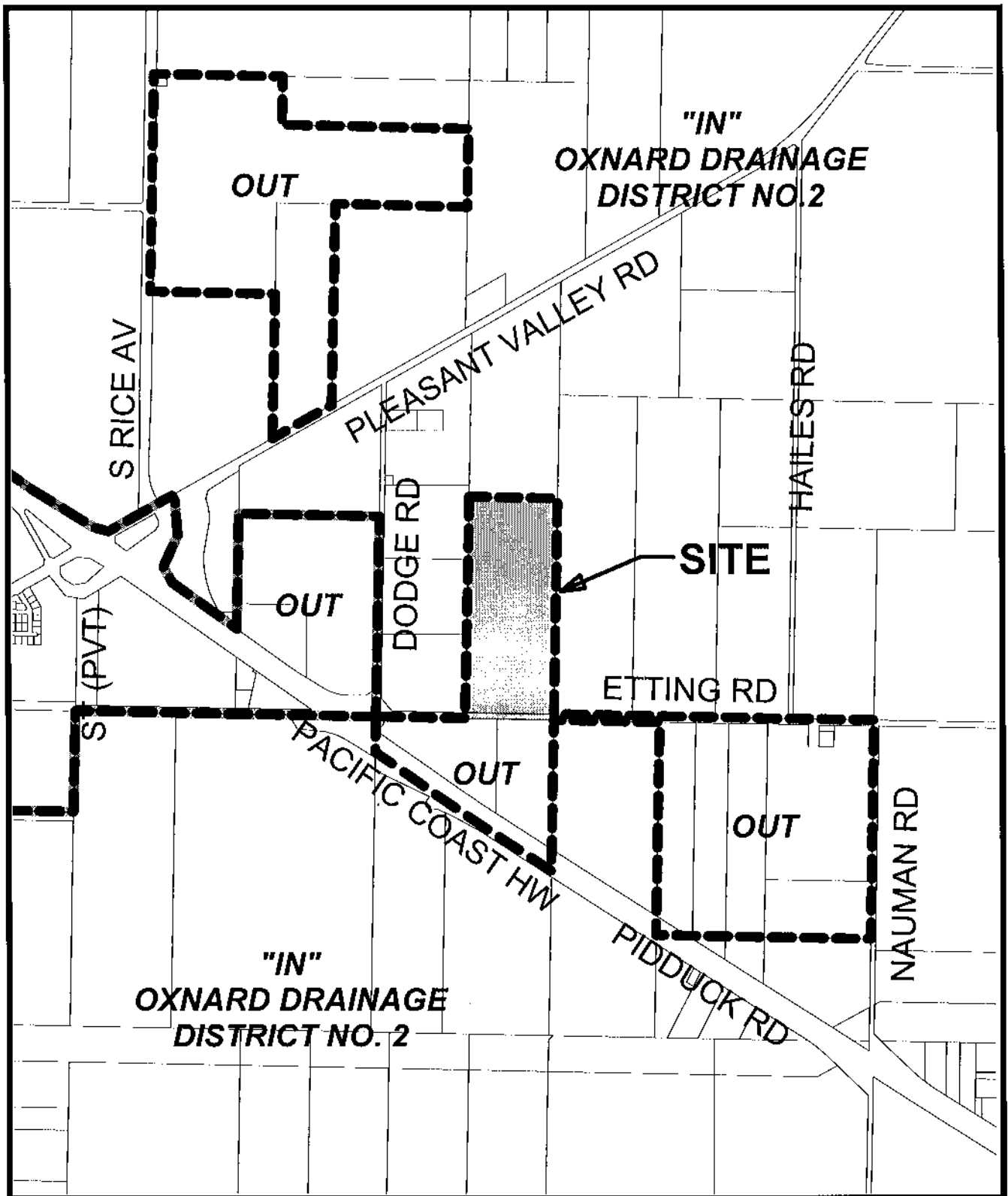
**ALTERNATIVE ACTIONS AVAILABLE:**

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, Planner III

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map  
(2) 02-08 Resolution with Exhibit A



**LAFCO 02-08**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING LAFCO 02-08 – OXNARD DRAINAGE  
DISTRICT NO. 2 ANNEXATION – NAUMANN**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on May 15, 2002; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated May 15, 2002 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:  
**LAFCO 02-08 – OXNARD DRAINAGE DISTRICT NO. 2 - NAUMANN**
- (5) The boundaries of the affected territory are found to be definite and certain as approved.

- (6) (a) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Class 19(b), annexation of existing facilities, of the State CEQA Guidelines and finds the proposal to be categorically exempt under Class 19(b).
- (b) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under Section 15094.
- (7) **Prior to recordation, all fees shall be paid to LAFCO as defined in the LAFCO Fee Schedule, effective September 4, 2001, or as determined by the Commission.**
- (8) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was passed and adopted on May 15, 2002.

AYES:

NOES:

ABSTAINS:

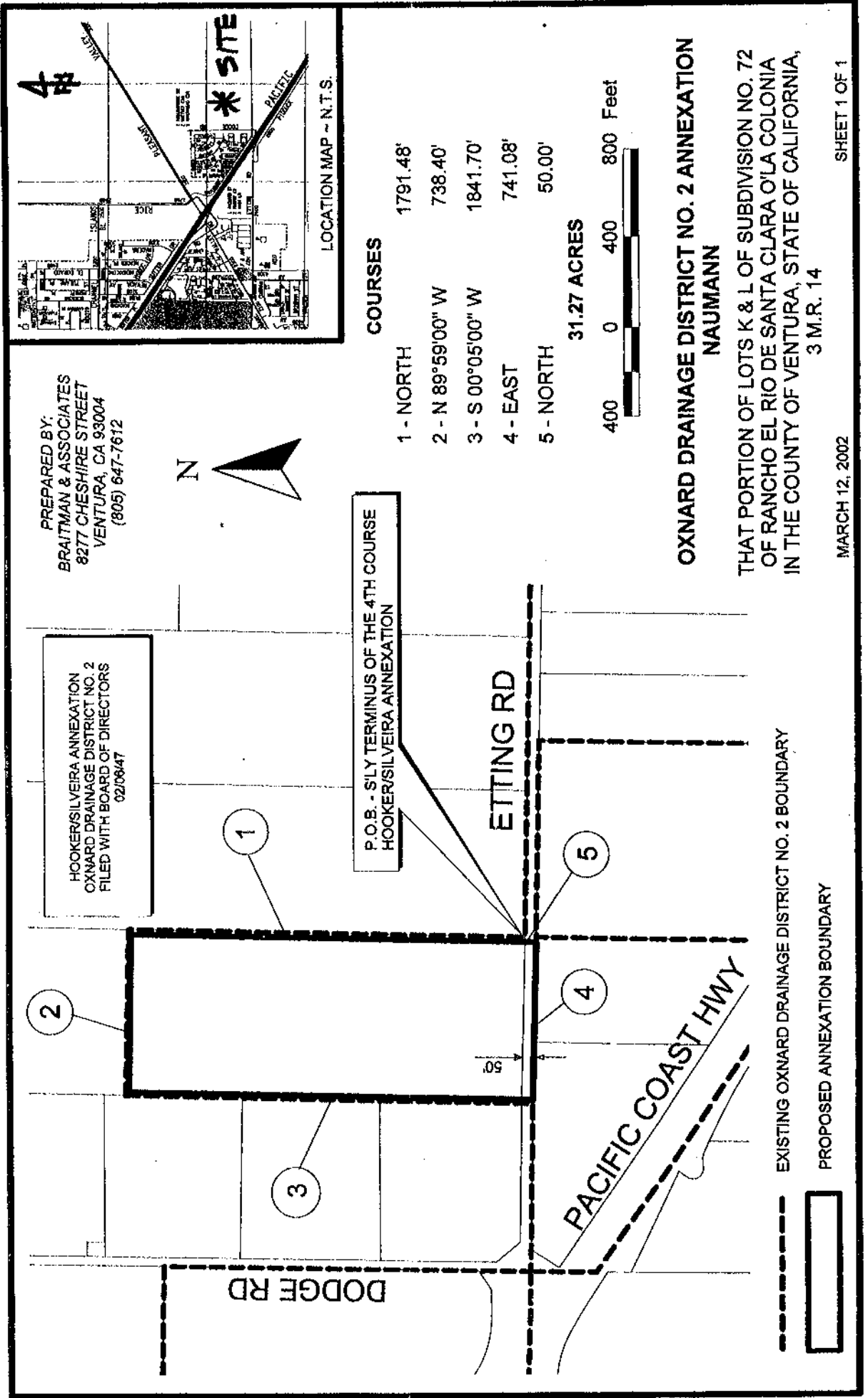
Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Copies: Oxnard Drainage District No. 2  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Elections  
Ventura County Surveyor



EXHIBIT A

02-08



**OXNARD DRAINAGE DISTRICT NO. 2 ANNEXATION  
NAUMANN**

That portion of Lots K and L of Subdivision No. 72 of Rancho El Rio De Santa Clara O'la Colonia, in the County of Ventura, State of California, as said Lots K and L are shown on the map recorded in the office of the County Recorder of said County in Book 3, Page 14 of Miscellaneous Records, described as follows:

Beginning at a point in the north line of Etting Road, 50.00 feet wide, said point also being the southerly terminus of the 4<sup>th</sup> course of the Hooker/Silveira Annexation to the Oxnard Drainage District No. 2 as described in the Resolution filed with the Board of Directors of said District on February 6, 1947; thence, along the existing boundary of said Oxnard Drainage District No. 2 by the following three courses:

1st - NORTH 1791.48 feet; thence,

2nd - North 89°59'00" West 738.40 feet; thence,

3rd - South 00°05'00" West 1841.70 feet to the south line of said Etting Road, 50.00 feet wide; thence, along said south line,

4th - EAST 741.08 feet to the southerly prolongation of the 1<sup>st</sup> course herein; thence, along said prolongation,

5th - NORTH 50.00 feet to the point of beginning and containing 31.27 acres.